

Los Osos Wastewater Project
 Technical Advisory Committee: Financial Working Group

Topic	Question Date	Question Answered	Question	Answer	Status
Ch 1	7-11-07	7-13-07	On Table 1.2 Note 1: Does the number of linear feet include piping out of town? What does the 8" diameter pipe refer to? Is this an average size or maybe the most common size?	Force mains to out-of-town treatment would not be included in I & I calculations because they are under pressure. An 8" diameter is the average sewer size.	
Ch 1	7-11-07	7-13-07	On Table 1.2 Note 2: What are the current pumping rates for all three of the water purveyors in Los Osos?	Table 1.2 is referring to infiltration and inflow estimates. The 2005 Sea Water Intrusion Report by Cleath and Assoc. estimates 2320 AFY total purveyor production.	
Ch 2	6-7-07	7-13-07	Pumping effluent: Is there a table that includes the cost of pumping effluent back to town (Broderson site) from the treatment plant for either STEP or gravity?	Effluent pump station costs from the treatment facilities are presented in Table 4.9 and 4.10. Associated O&M costs are included in Table 4.13 and 4.14. Appendix A has cost estimates for any additional pumping required for specific Effluent Reuse/Disposal facilities, including capital and O&M costs.	
Ch 2	6-14-07	6-29-07	Regarding: Tonini and Turri: how much water can we draw from Tonini? Turri? What is the size of their aquifer? What is the quality of that water? What would be the rough cost of importing water from Tonini and/or Turri?	See Cleath and Assoc. memo The feasibility of exporting water from those aquifers has not been studied. These questions, as well as water rights issues would need to be addressed.	
Ch 2	6-14-07	6-29-07	How much water does Los Osos need altogether? If we	See Cleath and Assoc. memo. Current demand is 2400 AFY and future demand is	

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			draw from Tonini, Turri, can we stop pumping altogether from the Los Osos aquifer, and not use Broderon?	3000 AFY. No, Tonini and Turri, if feasible, would likely only supply a fraction of that amount.	
Ch 2	6-14-07	6-29-07 7-13-07	If we use 260AFY from Tonini and dispose 1484 AFY in sprayfield at Tonini, do we still need Broderon leachfield? Can you please include a little more detail on why Broderon is not needed in the level 2 and 3 mitigation?	See Cleath and Assoc. memo. There are options to mitigate seawater intrusion with supplemental water, which do not include Broderon disposal. Broderon is included for Level 2 and Level 3 mitigation plans presented in the Fine Screening Report. The definition used in the fine screening report for Level 2 is max mitigation without purveyors. To maximize mitigation without purveyors, Broderon has to be in the project.	
Ch 2	6-14-07	6-29-07	Is tertiary treatment required to use sprayfields ("limited human contact")?	No.	
Ch 2	6-18-07	6-22-07	Is it correct to assume only discharges meant for Broderon would need denitrification and only flows for Ag use would require Tertiary treatment?	Some nitrification/denitrification would probably be required for all of the disposal options. If effluent is applied to crops or grass, the total nitrogen would have to be reduced to a level that would be used by the plants (agronomic rate). For Broderon, the total nitrogen would have to be much lower, at 7 mg/L. Tertiary treatment would likely be required for irrigation reuse, either agriculture or urban.	
Ch 2	7-11-07	7-13-07	Creek Discharge: What level of treatment would be required if it were possible to discharge into the creek or at the Branin site?	Section 2.3.4 of the Rough Screening Report anticipates disinfected tertiary treatment, a nitrogen limit of 2.2 mg/L, and other likely treatment requirements. Creek discharge was determined to not be feasible for the project.	
Ch 2	7-11-07	7-13-07	Storm water: How much	Unknown.	

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			water is lost to storm water runoff?		
Ch 2	7-12-07	7-13-07	Clarification: On page 2-2 the Side box says the East side leachfields were not included in Draft Fine Screening Report due to lack of seawater intrusion mitigation. Tonini sprayfields also have no mitigation factor but are included. Please provide more info regarding other potential leachfield sites on the east side	The east-side leachfields are considered a disposal option. They were not included in the draft Fine Screening Report because other disposal options are more cost effective.	
Ch 3	6-7-07	7-13-07	Pumping out of town: Table 3.9 lists associated costs for pumping raw sewage to an out of town site with a gravity system. Will a similar table be developed to show the cost of pumping STEP out of town, or is that included in the costs already?	No pump stations would be required for a STEP collection system. The costs to pump sewage from a STEP system to the treatment plant site are included in Table 3.20 (see Note 3).	
Ch 3	6-20-07	6-22-07	Pump stations for STEP: How many pump stations may be required for the STEP system. How big will they be? What is the footprint?	No pump stations would be required for a STEP collection system.	
Ch 3	6-20-07	6-22-07	Pump stations for gravity:	See Table 3.1. The duplex pump stations will be	

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			How many pump stations may be required for the gravity system. How big will they be? What is the footprint?	approximately 15 feet deep and 10 feet in diameter. The triplex pump stations will be approximately 15 feet deep and 12 feet in diameter. The pocket pump stations will be approximately 10 feet deep and 10 feet in diameter. All of the pump stations will be constructed below grade. The duplex and triplex pump stations will have a concrete pad that is visible from the street. The largest pad appears to be 48' x 64' with a 65' x 12' driveway. The pump stations will also have an above ground power supply. This can be as simple as an electrical panel or as large as a 14' x 24' structure standing 15' tall.	
Ch 3	6-20-07	6-22-07	Manholes: Will the manholes be placed 1,000' apart in the gravity system?	Manholes would likely be spaced approximately 500 ft apart.	
Ch 3	6-20-07	6-22-07 6-29-07	Road restoration: Is a road restoration cost included in the conveyance out of town costs in Tbl 3.9?	Since a final location for the treatment plant has yet to be decided, it is difficult to determine how much street would have to be open cut to arrive at that treatment site. Therefore, no road restoration costs were included. Pipeline costs generally include pavement patching as part of the unit cost. Depending on the quality of the road and the impact of pipe installation this may be sufficient. Complete road restoration was not assumed and therefore not included in the costs.	
Ch 3	6-20-07	6-22-07	O&M: What are the additional costs for bell and spigot maintenance program? Are they already included in cost estimates?	Costs are included in Equipment Maintenance/Replacement in Table 3.19.	
Ch 3	6-20-07	6-22-07	STEP: What about the 25' lots with concrete in front?	Some properties will have more difficulty and expense to install STEP tanks than others. Most	

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			Will they still be required to have the STEP tank in the front yard? Are cluster STEP tanks an option?	STEP proposals envision one tank per house.	
Ch 3	6-20-07	6-22-07	Easements: Are land easements included in the costs for STEP? Will they be required? What are the costs associated with obtaining easements?	Easements would be required, but could be a condition of hook-up. There would probably not be real estate costs for placing STEP tanks.	
Ch 3	6-20-07	6-22-07	Boring: Is it possible to bore into the backyard? Would this be cheaper than hand digging?	Boring vs. trenching would be a decision made by individual contractors.	
Ch 3	6-20-07	6-22-07	STEP design: How long will it take to design a STEP collection system?	Six to nine months. This does not include permitting.	
Ch 3	6-20-07	6-22-07	STEP: Will there be pump/lift stations? What size would they be? How frequently will it need to be serviced? What is the cost associated with the pump stations? Are they included in report? Can you give a schematic of the STEP system? How will all the lines meet up?	No pump stations would be required for a STEP collection system. There are schematics of on-lot portions in the Fine Screening Report. The Ripley Report has a full system schematic.	
Ch 3	6-20-07	6-22-07	Clarify: The additional cost for electrical service in Table 3.15 only applies if SRF money is used.	Table 3.15 would apply under any scenario. Table 3.16 <u>may</u> apply if SRF funds are used.	

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Ch 3	6-20-07	6-22-07	Table 3.18 / 3.17 for overhead and profit: Why is the 15% contingency not applied to conveyance to out of town and on lot from Tri W project?	The high and low range reflects the contingency.	
Ch 3	6-20-07	6-22-07	Contingency: There appears to only be a 15% contingency on the STEP collection system. Why contingency on collection but not other components?	Both collection systems have contingencies in the estimates. Some aspect of the gravity system have lower contingencies, due to the 100% design and contractor's bids.	
Ch 3	6-20-07	6-22-07	Footnote (2) on Page 3-23 says the calculations were based on 4769 connections. Is this counting buildout or current numbers? Is Buildout for just the PZ or all of Los Osos?	At this stage, the cost estimate is for the Prohibition Zone only.	
Ch 3	6-20-07	6-22-07	Undeveloped lots: How do the on-lot costs change for the undeveloped lots once they are able to build?	On lot costs would be part of the construction cost of a new home.	
Ch 3	6-20-07	6-22-07 6-29-07 7-9-07	Figure 3.7 and Table 3.13: Please clarify the costs the homeowner is responsible for verses the project costs for the scenario with the grinder pump in back.	The Draft Fine Screening Report estimates the homeowner costs include the pipe connecting the home to the new STEP tank, yard restoration, cost to abandon the existing septic tank, and a grinder pump, if needed. The estimated project costs include the new STEP tank, the STEP tank pump and controls, and the pipe connecting the STEP tank to the collection system. (Note that the grinder pump cost	

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				and limited access to backyard cost need to be moved to the "Homeowner Responsibility" section in Tables 3.12 and 3.13.) These estimates of homeowner vs. project costs are for comparison of all project related costs. The exact division would be a policy decision of the Board of Supervisors.	
Ch 3	6-20-07	6-22-07	Gravity: How much money can be saved by not using Tri-W site as a lift station to an out of town facility?	We need some clarification of this question. Are you asking what is the cost of the lift station, or what is the cost of using the Tri-W site, or what is the cost of pumping the wastewater out of town?	
Ch 3	6-20-07	6-22-07	Tri-W: The Tri-w project needs to be in the report.		Comment
Ch 3	7-5-07	7-9-07	Telemetry for STEP: Are the costs for a telemetry system included in the cost estimates in report? Will the system be wireless? How will it be monitored?	The cost estimates in the Draft Fine Screening Report assume remote telemetry to a central maintenance operator. The system would be through existing phone lines and monitored by the system operators. The estimated cost of \$400 for the telemetry system is included in the \$2,200 estimate for "pump and controls."	
Ch 3	6-30-07	7-13-07	Telemetry for STEP: Has anyone priced a telemetry system installed in each home owners STEP tank and directed to a central control system? If not, could someone take a guess at such a system including hardware, installation, and monthly monitoring costs.	The cost estimates in the Draft Fine Screening Report assume remote telemetry to a central maintenance operator. The system would be through existing phone lines and monitored by the system operators.	
Ch 3	7-15-07		The Draft Fine Screening Report indicates different	The 230,000 LF for gravity is from the MWH final design for the Tri-W project. It does not include	

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			<p>numbers for the linear feet for the collection systems: it shows 230,000 for Gravity to Tri-W; 254,000 for STEP - a difference of 24,000 linear feet. (page 3-3 and 3-6)</p> <p>However, Table 3.9 only shows a difference of 12,500 linear feet for an out-of-town plant.</p> <p>It appears that either the number of linear feet for STEP should be reduced to 242,500, or Gravity should be increased to 254,000. That would add another \$1.5M - \$2M to the cost of mains for Gravity on Table 3.9; or the cost of STEP mains should be reduced.</p>	<p>laterals in the right-of-way, which are accounted for separately. (See pages 3-2 and 3-3 and Tables 3.1 and 3.17 of Fine Screening Report)</p> <p>The 254,000 LF for STEP is from the Ripley Report. This quantity includes the laterals to the right-of-way line. (See pages 3-5 and 3-6 and Tables 3.3 and 3.18 of Fine Screening Report)</p>	
Ch 3	7-26-07		<p>Pump Stations:</p> <ul style="list-style-type: none"> • Where were they planned to be located? • Was any property already purchased for pump stations? • What is the life cycle of pump stations? • How much noise is generated by pump stations? 	<ul style="list-style-type: none"> • The stations (both pocket and lift) are located throughout the community and can be found on site plans A-C-200 and D-C-200 of the Los Osos Wastewater Project Plans (MWH 2004). • We are assuming the property for the pump stations was purchased by the LOCSO since the collection system was designed and under construction. • The typical life expectancy of a pump station varies depending on the component you are referring to. Mechanical equipment is assumed to 	

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				<p>have a 7 to 20 year life expectancy depending on use, technological advancements, etc. Structural components are assumed to have a 50 to 100 year life expectancy.</p> <ul style="list-style-type: none"> • Again this depends on the component and the design of the pump station, however, regulations typically require pump stations not exceed the ambient (background) noise levels at the property line of the pump station. This means that the pump station should not be audible on adjacent properties. 	
Ch 3	7-26-07		Manholes: What is the lifecycle of manholes?	Structural components are assumed to have a 50 to 100 year life expectancy.	
Ch 4	6-14-07	6-15-07	Is nitrification required for any technology if we do not use Broderson as a leachfield?	Some nitrification/denitrification would probably be required for all of the disposal options. If effluent is applied to crops or grass, the total nitrogen would have to be reduced to a level that would be used by the plants. For Broderson, the total nitrogen would have to be much lower, at 7 mg/L.	
Ch 4	6-14-07	6-29-07	How much acreage is required for tertiary treatment?	Additional acreage for tertiary treatment would not be significant.	
Ch 4	6-18-07	6-29-07	Why did the report list 0.4, 0.8, and 1.2/4 MGD Denitrification costs, yet later it seems that the whole flow has to be treated? We assumed the denitrification had to be sized for the peak Broderson flow and used 0.8MGD for that calculation,	Table 4.16 and 4.17 provides estimates for treating a side-stream of the effluent, Table 4.19 assumes treatment of full flow to meet seasonal requirements.	Comment

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			but for O&M we assumed the 0.4 MGD which would represent the average daily flow since it would essentially be shut down during summer months.		
Ch 4	6-18-07	6-29-07	What are the energy requirements for the MBR?	Recent data from MBR manufacturers indicate that the energy usage assuming a 1.4 mgd gravity collection system would be approximately 1.3 million kWh/yr.	
Ch 4	6-6-07	7-13-07	Tri-W site: Please explain why a conventional sewer treatment plant with a +/-1.4 MGD flow will not fit at the Tri-W site?	Section 3.4.2 of the Rough Screening Report identifies MBR treatment as the only alternative that is compatible with the urban location of Tri-W. The critical issue for Tri-W was the need to cover the treatment processes, so they needed to be compact.	
Ch 5	7-5-07	6-29-07	Tri-W Project: What kind of solids handling was assumed in the Tri-W project? What was the process?	The Tri-W Project was planned for hauling sub-Class B biosolids.	
Ch 5	7-5-07	7-6-07	There are some inconsistent numbers between tables in this chapter. Specifically Tables: 5.7, 5.8, 5.9, 5.11, 5.12, and 5.13.		Comment
Ch 5	7-5-07	7-6-07	Buildout numbers: Why is this report using the buildout number of 18,428 people instead of the most recent buildout number of 16,688 people (in the Ripley	Estimated buildout population is one of several variables in estimating the required capacity of the treatment facilities. The buildout population estimate is consistent with past project reports (including the Ripley Report, page 46).	

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			Report)?		
Ch 5	7-5-07	7-6-07	What is the difference between digested and non-digested Class A compost? Is there a significant reason to digest? Are the end products about the same?	Digesters reduce volume by removing volatile solids, and they remove pathogens. The end product of composting is similar with and without digestion. Digesters stabilize the sludge and reduce the volume in a very efficient (small) footprint. For certain facilities, available land for composting is limited, making volume reduction prior to composting critical.	
Ch 5	7-5-07	7-6-07	Where do heavy metals get taken out of the bio-solids?	It is assumed that heavy metals concentrations would not be significant, due to the few industrial facilities in Los Osos.	
Ch 5	7-9-07		Green waste: How much green waste is currently being hauled out of Los Osos annually? Would it be possible to use it for composting of bio-solids? How much green waste would the composting process require?	Approximately 5,200 tons per year of green waste is hauled from Los Osos. This value is fairly constant over the years. It is likely that this amount could be available for composting in Los Osos. Based on a 5:1 blend, this could be mixed with approx. 1,000 tons/year of biosolids.	
Ch 6	6-6-07	6-29-07	Why can't a conventional STP of +/- 1.4 MGD fit on the Tri-W site?	Other treatment technologies could fit on the Tri-W site, but covering or enclosing these technologies for odor control or aesthetics would be more difficult because of the larger footprint.	
Ch 3	6-7-07	6-29-07	Table 3.9 lists associated costs for pumping raw sewage to an out of town site. I can not find a similar table for pumping raw sewage from a STEP system to an out of town	The pumps in the STEP tanks have the capacity to pump the sewage to an out-of-town site, so a central pump station is not needed with STEP collection.	

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			site. Will one be developed or am I overlooking something?		
Ch 6	6-7-07	6-29-07	I cannot find a table to pump effluent back to town (Broderson site) for either a gravity or STEP system. Will this table be created?	Effluent disposal/reuse costs for Broderson are listed in the O&M costs in Chapter 2, with calculations in Appendix A.	
Ch 6	6-7-07	6-29-07	I was told by a Los Osos resident today that all properties outside of the prohibition belong to a Maintenance District and are subject to high fees, leach field monitoring, periodic septic tank inspections, etc. Is this for real? If so what are the monthly fees?	The State Water Board has developed draft regulations for septic tank management, under AB 885, but they have not yet been implemented.	
Ch 6	6-8-07	6-29-07	What are the costs associated with the pumping station site(s), piping from Tri-W to out-of-town treatment site, and purple-piping back to town (Broderson)?	Pump stations and piping sewage to a treatment plant are calculated in Chapter 3, with an approximate total construction cost of \$12M. Piping effluent back to Broderson is in Chapter 2, with an approximate total construction cost of \$4.5M.	
Ch 6	6-8-07	6-29-07	What are the respective costs of delaying construction (out-of-town vs. Tri-W)?	One cost of delays is construction cost inflation. For a project of this size, it may be several hundred thousand dollars per month.	
Ch 6	6-8-07	6-29-07	Do we know what it will cost to build/improve the roads to	The cost of these improvements are not specifically estimated for the conceptual design alternative	

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			an out-of-town site, including an intersection with LOVR?	analysis. The treatment plant facility estimates include costs for site facilities with a 30% contingency (See Table 4.9 and 4.10). These site facilities are intended to encompass roadway improvements to the treatment site assuming basic road improvements.	
Ch 6	6-8-07	6-29-07	Land prices: how have these prices (\$30K-\$50K/acre) been established? Has anyone approached the potential sellers? Do we know if they are willing sellers? Is there any way to narrow this broad price range?	Prices are estimated from the sale of similar properties in the area. Actual costs could vary significantly, based on the features of individual properties. The Ripley Report indicated that Giacomazzi was a willing seller.	
Ch 6	6-8-07	6-22-07	Cemetery Site: don't they need that land for expansion of the cemetery itself?	The treatment facility would use only the northern portion of the site, and possibly only a piece in conjunction with a site like Giacomazzi.	
Ch 6	6-8-07	6-29-07	Giacomazzi: where exactly does farm structure sit on the land? (if it straddles the boundary, what do we do?) Can the trees around it be saved?	The farm structure is on the very western edge of the parcel and would not need to be touched. The trees should remain as wind and view management.	
Ch 6	6-8-07	6-29-07	What is the Tri-W site current market value? (It should be included in the comparison for a true apples-to-apples cost comparison.)	Tri-W is owned by the LOCSD.	
Ch 6	6-8-07	6-29-07	What would be the cost to put sprayfields on Tonin	The conservative assumption is that the land would have to be purchased.	

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			(purchase? Simple agreement with no compensation?)		
Ch 6	6-8-07	6-29-07	If wetlands is a storage alternative, what are the implications on the site selection?	Constructed wetlands could be used for storage if the selected treatment or disposal sites have the necessary features. Wetlands are land intensive for storage and would increase the footprint of the facility.	
Ch 6	6-8-07	6-29-07	Has anyone looked into alternative renewable energy resources, such as wind?	The current focus is options for a wastewater project.	
Ch 6	6-8-07	6-29-07	Do we have information regarding the type and degree of risk of spillage in the event of flood or earthquake, relative to each site? How do we quantify this?	Geotechnical reports would be completed prior to design of the facilities so structures will be properly reinforced, based on soil conditions and proximity to faults. Sites also need to have an overflow capacity in the event of a system failure at the plant. The top tier sites are all well above the flood plain, so there will be minimal risk of flooding impacts. All sites are vulnerable to a violent earthquake.	
Ch 6	6-8-07	6-22-07	Creek crossing: what are the risks to spillage? Will recent earthquake construction technology be employed? How much will the permitting process impact the project schedule?	There is always a risk with a creek crossing. However, this is a common undertaking and the technology exists to minimize the risks. Understand that many creeks are crossed with sewer lines elsewhere. Permitting will be more difficult because of the crossing, but there is no way to estimate the potential for delays.	
Ch 6	6-8-07	6-29-07	Tonini: Where exactly is the Tonini site? What would the financial commitment to the owner entail?	The Tonini property is the 636.9 acre parcel on Figure 2.1 of the <u>Rough Screening Report</u> . It is for sale for approximately \$7M.	

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Ch 6	6-8-07	6-29-07	What are the options considered for containment in a treatment facility?	Significant odors would be contained and treated. Liquid streams are generally contained in concrete basins or lined ponds with overflows to secondary containment facilities. Chemicals facilities include primary and secondary containment to meet regulations.	
Ch 6	6-8-07	6-29-07	Are the owners of the properties under consideration willing sellers?	Some property owners appear willing to sell. The Ripley Report indicated that Giacomazzi was a willing seller and the Tonini property is currently for sale.	
Ch 6	6-8-07	6-29-07	Can we get as much information as possible out to the property owners outside the Prohibition Zone who are close to some of the properties under consideration for a treatment facility site?	The County will be initiating this outreach in the coming months.	Comment
Ch 6	6-8-07	6-29-07	What options for alternative energy are available for the Los Osos treatment facility?	Options would depend on sites and treatment processes.	
Ch 6	6-8-07	6-29-07	What are the AB 885 regulations regarding septic tank regulations for California?	http://www.swrcb.ca.gov/ab885/index.html	
Ch 6	6-8-07	6-29-07	There are some people who are going to get a general benefit from the sewer system going in but will not be assessed. Where do they fit in this whole mess? They should still have to	If water purveyors participate in developing water reclamation facilities, or other water supply benefits, their rate-payers would be charged for that portion of the project.	

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			pay, will they get charged somehow?		
Ch 6	6-8-07	6-29-07	Is it possible to redesign the Tri-W project to make other treatment technologies feasible there? Perhaps in conjunction with a STEP collection system?	Other treatment technologies could fit on the Tri-W site, but covering or enclosing these technologies for odor control or aesthetics would be more difficult because of the larger footprint.	
Ch 6	6-8-07	6-29-07	What is the usable acreage for Tri-W?	11 acres	
Ch 6	6-14-07	6-22-07	Would ponds (20 acres) require buying two sites, e.g. Giacomazzi AND cemetery or Branin?	Those sites each have about 20 acres of useable land. A portion of an adjacent site could be purchased, if needed.	
Grants		6-22-07	What is the cost share of WRDA?	Estimated at 60/40. Federal law actually allows for 65% federal/35% local, but in reality, once a cost-share agreement is negotiated with the Army Corp, the split will most likely have a 60/40 or a 50/50 cost share. The allowable amount of federal assistance per year is \$20 million, so if the Project were to get the full \$35 million then it would need to be spread out over a few years but this shouldn't be a problem as it should be easily spread over the construction schedule.	
Grants	6-20-07	6-29-07	What are the Army Corps building restrictions?	The County will need to determine conditions when or before a grant is offered.	
Grants	6-20-07	6-22-07	Can we see a copy of the WDRA funding template letter?	John Diodati will send one. Please remember that this letter was specific to our request of \$5 million.	Done
Gen	7-11-07	7-13-07	Buildout: What are the areas that are still undeveloped?	Regulatory agencies would likely determine whether undeveloped properties in the Prohibition Zone must	

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			Would these possibly lend themselves to a cluster system that can hook up to the treatment facility in the future?	connect to the wastewater system at the time of development. The 500 or so parcels within the prohibition zone are scattered fairly uniformly throughout the community, and thus would not lend themselves to clustered collection and treatment.	

DRAFT